



09/230455

1/14

IFW/B

AMC PROLEASE - [LEASE ENTRY FORM]									
FILE EDIT TOOLS HELP									
HOME		BACK		NEW		SEARCH		SAVE	
REPORTING:								PRINT	
<b>LEASE INFORMATION</b>									
PROPERTY ID:		AMC 12		PROPERTY NAME:		MAGNOLIA TOWERS		LEASE STATUS:	
LEASE ID:		LASSEMA00		DBA NAME:		ASSET MANAGEMENT CONSULTANTS, INC.		LEASE TYPE:	
TENANT ID:		TASSEMA00		LEGAL NAME:		ASSET MANAGEMENT CONSULTANTS, INC.		ACT	
LEASE TYPE:		NET							
SUITES		12		PROJECT:		AMC		TOTAL BUILDING SF:	
SUITE EDIT				REGION:		EAST		BILLABLE PARKING SPACES:	
				PORTFOLIO:		AMC 12		TENANT PRORATA SHARE:	
								100,000	
								0	
								2.45	
								MINIMUM RENT	
								RECURRING CHARGES	
								PERCENTAGE RENT	
								NON-FINANCIAL	
								CONTACTS	
								LEASE ISSUES	
								RENEWAL OPTIONS	
								SECURITY DEPOSITS	
								LATE FEE/ESTOPPEL	
								FULL SET	
EXECUTION DATE:		11/24/98		RENT START DATE:		12/1/98		SUBLET FROM:	
BEGIN DATE:		12/1/98		EXPIRATION DATE:		11/30/03		SUBLEASE LEVEL:	
OCCUPANCY DATE:		12/1/98		VACATE DATE:				NAICS TYPE:	
LEASE TERM IN MONTHS:		60						NAICS DESIGNATION:	
WHO MODIFIED ME?		INDEX LEASE		DATA SET:		DANIEL			
READY		FILTR							

FIG. 1

**FIG. 2**

BACK

SAVE

CHANGE SUITE

MINIMUM RENTAL

PROPERTY ID: PT2SUM

SUITE NUMBER: 0170

BASE RENTAL TYPE: BRT

LEASE ID: LTHRICA00

SQUARE FOOTAGE: 2182

PAYMENT TYPE: MONTHLY

CURRENT RENTAL: \$1,454.67

LEASE TERM TYPE: LEASE YEAR

LEASE TERM DEFINED: ON LCD

FUTURE RENTAL ACTIVITY

EFF DATE	MONTHLY	ANNUAL	PER SQ. FT.
9/1/97	\$1,454.67	\$17,456.00	\$8.00
*			

CONSUMER PRICE INDEX

CPI TABLE:

CPI FLOOR:

REVIEW TYPE:

COMMENT:

FREQUENCY:

CPI CAP:

MIN. RENTAL NOTES:

FIG. 3

BACK

NEW

SAVE

CHANGE SUITE

RECURRING CHARGES

PROPERTY ID:

P12SUM

SUITE NUMBER:

0170

CATEGORY:

RRM

LEASE ID:

LTHRIC400

SQUARE FOOTAGE:

2182

RECOVERY CALC. TYPE:

PRO RATA

CURRENT AMOUNT:

\$130.98

ADMIN FEE:

SILENT

MGMT FEE:

INCLUDED

CAP X:

SILENT

MAJOR TENANTS:

INCLUDED

DESCRIPTION OF MAJOR T'S:

BASE AMOUNT:

\$0.00

PAYMENT TYPE:

MONTHLY

CAP AMOUNT:

\$0.00

CAP PERCENT:

0.00%

CPI TABLE:

FREQUENCY:

CPI FLOOR:

CPI CAP:

COMMENT:

REVIEW TYPE:

FUTURE ACTIVITY

EFF DATE

MONTHLY

ANNUAL

PER SQ. FT.

NOTES:

FIG. 4

ADM	ADMIN FEE
AMF	ASSET MANAGEMENT FEE
ANT	ANTENNA/COMM
ATM	ATM
BRC	
CAM	COMMON AREA MAINTENANCE
CPI	CPI OFFICE
CRN	CONTRA-BASE RENT OFFICE
ECY	OFFICE OPEX (BASE YEAR)
ELC	ELECTRICAL REIMBURSEMENT
EMF	OFF. MGMT. FEE / BASE YEAR
EOT	OFF. TAX / BASE YEAR
GAR	GARBAGE
HVAC	
INS	INSURANCE
INT	INTEREST
JAN	JANITORIAL
KIO	CARTS/KIOSKS
MGM	MANAGEMENT FEE
MGT	MANAGEMENT FEE
MISC	MISC.
OTA	OVERTIME AIR CHARGE
OTH	OTHER REIMBURSEMENT
PKD	PARKING -DAILY
PKG	PARKING -MONTHLY
PKX	PARKING TAX-WASHINGTON STATE
REM	RECOVERY-OFFICE MGMT. FEE
REO	RECOVERY-OFFICE OPEX
RET	RECOVERY-OFFICE TAX
SGN	SIGNAGE
SIG	SIGNAGE/ADVERTISING
SPI	STORAGE CPI
SRT	SECURITY
STE	STEAM REIMBURSEMENT
SUB	SUBLEASE PROFITS
TAX	TAX
TIR	TI AMORTIZED RENT
UTL	UTILITIES
VEN	VENDING
WTR	WATER & SEWER

FIG. 5

<div>BACK</div> <div>SAVE</div>									
<h2>PERCENTAGE RENTAL</h2>									
PROPERTY ID: <input type="text" value="P12SUM"/> LEASE ID: <input type="text" value="LTHRICA00"/>	SUITE NUMBER: <input type="text" value="0170"/> SQUARE FOOTAGE: <input type="text" value="2182"/>								
LEASE Y/E MONTH: <input type="text"/> PAID IN MONTH: <input type="text"/>									
LEASE YEAR DEFINED: <input type="text"/> BILLING CYCLE: <input type="text"/>									
PERCENT RENT TYPE: <input type="text"/> NATURAL BREAKPOINT: <input type="text" value="NO"/> PARTIAL YEAR INCL.: <input type="text" value="YES"/>	INTERIM REPORT DUE: <input type="text"/> ANNUAL REPORT DUE WITHIN: <input type="text"/>								
WITHIN: <input type="text"/>									
BREAKPOINT CHANGES									
<table border="1"> <tr> <th>EFFECTIVE DATE</th> <th>AMOUNT</th> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>	EFFECTIVE DATE	AMOUNT	<input type="text"/>	<input type="text"/>	<table border="1"> <tr> <th>EFFECTIVE DATE</th> <th>AMOUNT</th> </tr> <tr> <td><input type="text"/></td> <td><input type="text"/></td> </tr> </table>	EFFECTIVE DATE	AMOUNT	<input type="text"/>	<input type="text"/>
EFFECTIVE DATE	AMOUNT								
<input type="text"/>	<input type="text"/>								
EFFECTIVE DATE	AMOUNT								
<input type="text"/>	<input type="text"/>								
% RENT NOTES:									

FIG. 6

AMC PROLEASE - [DOCUMENT]

FILE EDIT TOOLS HELP

LEASE: ASSET MANAGEMENT CONSULTANTS, INC

LEASE DOCUMENT

SAVE

LINK DOCUMENT

INDEXED

ORIGINAL

REMOVE

INDEX ID: ADD

AMC OFFICE TOWERS  
LEASING AGREEMENT  
BETWEEN  
AMC REGIONAL PARTNERSHIP  
A NORTH CAROLINA LIMITED LIABILITY COMPANY  
AND  
ASSET MANAGEMENT CONSULTANTS, INC.  
DATED 7/27/99

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FILENAME: LASSETMA01.RTF

FORMATTING

B / L + [font icons] COA FONT

READY

FLTR

FIG. 7

AMCPROLEASE - [NON-FINANCIAL ENTRY FORM]

FILE EDIT TOOLS HELP

BACKNEWSAVE

ORIGINAL VALUESASSETLASSETMA01

PROPERTY ID: [ASSET0]LEASE ID: [LASSETMA0]

NON-FINANCIAL (LEGAL) INFORMATION

TYPE

STATUS

ASSIGN/SUBLEASE

STATUS

ASSIGN/SUBLEASE

44

EDIT

CONTINUOUS USE

EXCLUSIVES

EXHIBITS

GO DARK

HOLD OVER

LANDLORD ENTRY

NOTES

11.1. TENANT SHALL NOT SELL, ASSIGN, OR OTHERWISE TRANSFER THIS LEASE, OR SUBLET THE PREMISES OR ANY PART THEREOF (ALL OF THE FOREGOING COLLECTIVELY REFERRED TO AS A "TRANSFER") WITHOUT THE PRIOR WRITTEN CONSENT OF LANDLORD, WHICH CONSENT LANDLORD MAY GRANT OR WITHHOLD IN ITS SOLE AND ABSOLUTE DISCRETION.

11.2. VOTING CONTROL

11.3. DISSOLUTION OF PARTNERSHIP

LEASE DETAIL

DETAIL

PRINT

ASSIGN/SUBLEASE

SECTION 11

TRANSFERS, ASSIGNMENT AND SUBLETTING

11.1. ASSIGNMENT AND SUBLETTING. TENANT SHALL NOT, EITHER VOLUNTARILY OR BY OPERATION OF LAW, SELL, ASSIGN, HYPOTHECATE OR OTHERWISE TRANSFER THIS LEASE, OR SUBLET THE PREMISES OR ANY PART THEREOF (ALL OF THE FOREGOING COLLECTIVELY REFERRED TO AS A "TRANSFER") WITHOUT THE PRIOR WRITTEN CONSENT OF LANDLORD, WHICH CONSENT LANDLORD MAY GRANT OR WITHHOLD IN ITS SOLE AND ABSOLUTE DISCRETION. LANDLORD AND TENANT ACKNOWLEDGE AND AGREE THAT THE FOREGOING RESCRIPTION ON TRANSFER HAS BEEN FREELY NEGOTIATED BY THE PARTIES HERETO AND THAT LANDLORD WOULD NOT HAVE ENTERED INTO THIS LEASE WITHOUT TENANT'S CONSENT TO THE TERMS OF THIS PARAGRAPH. ANY ATTEMPTED TRANSFER SHALL BE VOID AB INITIO AND TENANT SHALL REMAIN PRIMARILY LIABLE ON THIS LEASE AND SHALL NOT BE RELEASED FROM PERFORMING ANY OF THE TERMS, COVENANTS AND CONDITIONS OF THIS LEASE.

11.2. VOTING CONTROL. IF TENANT IS A CORPORATION AND IF THE PERSON OR PERSONS WHO OWN A MAJORITY OF ITS VOTING SHARES AT THE TIME OF EXECUTION HEREOF CEASE TO OWN A MAJORITY OF SUCH SHARES AT ANY TIME HEREFTER, EXCEPT AS A RESULT OF TRANSFERS BY GIFT, REQUEST OR INHERITANCE, TENANT SHALL PROMPTLY SO NOTIFY LANDLORD THEREOF AND WHETHER OR NOT TENANT HAS NOTIFIED LANDLORD THEREOF, LANDLORD MAY TERMINATE THIS LEASE BY NOTICE TO TENANT EFFECTIVE NINETY(90) DAYS FROM THE DATE OF SUCH NOTICE FROM TENANT OR THE DATE WHICH

RECORD 1 OF 10

INDEX LEASE

VIEW FULL LEASE

VIEW FULL INDEX

READY

FIG. 8



<input type="button" value="BACK"/> <input type="button" value="NEW"/> <input type="button" value="SAVE"/>		ORIGINAL VALUES P12NON LALRMEQD		PROPERTY ID: P12NON	LEASE ID: LALRMEQD
<b>NON-FINANCIAL (LEGAL) INFORMATION</b>					
TYPE: CNT- ASSIGN/SUBLEASE		STATUS: ACT	44	CNT- ASSIGN/SUBLEASE HOLDOVER PER- TENANT USE REC- RECAPTURE REL- RELOCATION/LL SEN- SIGNAGE/RESTRICT TRM- TERMINATION/LL	
NOTES: T SHALL PAY TO LL A REASONABLE AND STANDARD PROCESSING FEE AND SHALL PAY LL'S REASONABLE ATTORNEY'S FEES INCURRED IN CONNECTION WITH LL'S REVIEW OF ANY REQUESTED ASSIGNMENT OR SUBLEASE.		FUTURE CONDITION: TXT		EDIT	

FIG. 9

BACK

NEW

SAVE

ORIGINAL VALUES

P12N0N

LATERHEO

PROPERTY ID: P12N0N

LEASE ID: LATERHEO

CONTACTS FOR LEASE

ALL

TENANT

BILLING

BROKER

CONTACT TYPE: BILLING

CONTACT NAME: LAREE MEDICAL CORPORATION

ADDRESS LINE ONE: 1720 MONTGOMERY STREET

ADDRESS LINE TWO: SUITE 750

CITY: SAN FRANCISCO

STATE: CA

ZIP CODE: 94104

BILLING CONTACT: ACCOUNTS PAYABLE

PHONE NUMBER:

FAX NUMBER:

WEB ADDRESS:

FIG. 10

LEASE ISSUES

LEASE ISSUES

PROPERTY ID: ALBERMARLE

LEASE ID: LFT/AM01

LEASE ISSUE NOTES:

ACCORDING TO THE RENT ROLL DATED 12/3/99, THE LEASE EXPIRATION DATE IS 10/31/02. ACCORDING TO THE LEASE, HOWEVER, THE LEASE EXPIRATION DATE IS 7/31/02 (THE LEASE COMMENCEMENT DATE IS 8/1/99 AND THE TERM IS 3 YEARS). THE LEASE WAS ABSTRACTED WITH AN EXPIRATION DATE OF 7/31/02

RECORD: 1 OF 1 (FILTERED)

FIG. 11

BACK

NEW

SAVE

RENEWAL OPTION DETAIL

PROPERTY ID:  
LEASE ID:

P123456789

1234567890

STATUS:  
FUTURE CONDITION:

ACT

MARKT

INITIAL MIN. RENT:

TYPE:  
NOTICE:  
TERM:

OPTION

1270 DAYS

15 YEARS

OPTION START DATE:  
OPTION END DATE:

3/17/02

3/16/07

EXERCISE START DATE:  
EXERCISE END DATE:

3/17/07

6/20/07

LL NOTIFY START DATE:  
RESPOND END DATE:

COMMENTS:  
ENDING RENTAL PSF

ENDING MONTHLY RENTAL-\$21.34 PSF  
MARKET RATE

OPTION RENTAL DATES:

LEFFDATE

MONTHLY

ANNUAL

FIG. 12

BACK

SAVE

PROPERTY ID: P123456789 LEASE ID: L123456789

SECURITY DEPOSITS

FORM OF DEPOSIT 1: SEC

FORM OF DEPOSIT 2:

DEPOSIT STATUS CODE 1: RCD

DEPOSIT STATUS CODE 2:

SECURITY AMOUNT 1: \$29,922.82

SECURITY AMOUNT 2: \$0.00

SECURITY DEPOSIT NOTES:

FIG. 13

BACK

SAVE

PROPERTY ID: P12MON

LEASE ID: LALUMRE00

LATE FEES/ESTOPPEL

LATE FEE TERMS: NET

LATE FEE NOTES:  
2% OF THE OVERDUE AMOUNT, PLUS INTEREST AT A RATE EQUAL TO THE LESSER OF (1) CITIBANK'S PRIME RATE + 4% OR (1.1) THE  
MAXIMUM LAWFUL RATE OF INTEREST.

ESTOPPEL REQUIRED: YES

ESTOPPEL NOTES:

FIG. 14